

**AGENDA FOR MEETING 1658
A REGULAR MEETING AND PUBLIC HEARING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, November 20, 2024 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

^ Item expected to be passed over

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/november-20-2024-cpc-meeting>

I. ROLL CALL

II. SITE PLAN REVIEW

1655-09 340 CHAPEL STREET.
MBLU: 178 0547 00200
Owner/Applicant: York Hill Trap Rock Quarry Co.; **Agent:** Stephen Benben,
VP of Triton Environmental, LLC.

Site Plan Review and Coastal Site Plan Review

Construction of a rail spur in the IH zone.

1658-01 97 & 101 ESSEX STREET, AND ESSEX STREET.
MBLU: 118 1033 00701, 118 1033 00801, 118 1033 00702, 118 1033 00601
Owner: Novel Developments LLC; **Applicant:** Andrew Rizzo Jr.; **Agent:** Ben
Trachten

Site Plan Review and Inland Wetland Review

Construction of two, four-story buildings with 60 total residential units, activity in the Inland Wetland Review Area, and opt-in to the Inclusionary Zoning Ordinance in the RM-2 Zone.

1658-02 420 MIDDLETOWN AVENUE.
MBLU: 133 1048 07300
Owner: Karadimos Stavros; **Applicant:** Mohsin Aldalali; **Agent:** Bernard Pellegrino, Esq

Site Plan Review and Coastal Site Plan Review

Development of a gasoline station and convenience store in the BA zone.

III. PUBLIC HEARING (Begin at 7pm)

^1658-03 **ORDINANCE AMENDMENT OF THE BOARD OF ALDERS** to establish zoning regulations for Retailers of Tobacco and/or Vapor Products, Smoke Shops and Smoking Places.

Submitted by: Alder Richard Furlow, Ward 27, Alder Eli Sabin, Ward 7, Alder Frank R. Redente, Ward 15

IV. BOARD OF ALDERS REFERRALS

1658-04 **ORDER OF THE BOARD OF ALDERS** approving the Parks Commission to accept the donation of a sculpture at Wooster Memorial Park from the New Haven Symphony Orchestra in the dedication of Alasdair Neale and for the city to execute any necessary documents.

Submitted by: Rebecca Bombero, Deputy Chief Administrative Officer

1658-05 **ORDER OF THE BOARD OF ALDERS** approving a multi-year ARP contract for \$500k to Youth Continuum, Inc. to provide gap funding for the construction of a youth crisis housing (shelter).

Submitted by: Velma George- James, Coordinator for Homelessness, Department of Community Resilience

1658-06 **ORDER OF THE BOARD OF ALDERS** approving Westmount Development Group, LLC., Project name Hill Central Phase II, tax abatement for the low-income affordable development at button, Putnam, and Washington Streets New Haven, Connecticut.

Submitted by: Rick Ross, Managing Member, HCP2, LLC

1658-07 **ORDER OF THE BOARD OF ALDERS** approving the designation of a Residential Parking Zone on Porter Street from Legion Avenue to the end of Porter Street.

Submitted by: Alder Angel Hubbard, Ward 3

1658-08 **ORDER OF THE BOARD OF ALDERS** reallocating five million five hundred thousand and zero cents (\$5,500,000) from previously approved American Rescue Plan projects for supplementing funding for eligible American Rescue Plan projects and general fund fiscal year 2024- 2025 budget line items and capital projects.

Submitted by: Shannon McCue, City Budget Director

1658-09 **ORDER OF THE BOARD OF ALDERS** approving the Parks Department to accept \$104,613 from the Urban Resources Initiative.

Submitted by: Annie Mixsell, Tree System Coordinator, Tree Warden, Parks Department

1658-10 **ORDER OF THE BOARD OF ALDERS** authorizing the execution of a pressure valve easement agreement between the City of New Haven and South Central Connecticut Regional Water Authority.

Submitted by: Michael Piscitelli, AICP, Economic Development Administrator

V. BOARD OF ZONING APPEALS REFERRALS

1658-11 **83 LOMBARD STREET.** Variances to permit a rear building wall height of 30 ft where 25ft is permitted (south), 922 SF of lot area per dwelling unit where 3,500sf is required, an average lot width of 48.6ft where 50ft is required, a front yard of 7 feet where 20 feet is required (Lombard Street), a front yard of 12 feet where 20 feet is required (Downing Street), to allow 8 residential dwelling units on a nonconforming lot where 1 dwelling is permitted, a Special Exception to allow 2 off street parking spaces where 8 are required, and Coastal Site Plan Review. Zone: RM-1. **Owner:** City of New Haven. **Applicant:** Benjamin Trachten. BZA File: 24-92-V, 24-93-S, 24-94-CAM.

1658-12 **155 MANSFIELD STREET.** Special Exception to permit 0 off street parking spaces where 1 is required. Zone: RM-2. **Owner:** Bryan Kam. **Applicant:** Benjamin Trachten. BZA File: 24-96-S.

VI. ADMINISTRATIVE APPROVALS

1658-13A **45 YALE AVENUE. WESTVILLE MUSIC BOWL.**
MBLU: 349 1078 00800
Owner: NHCPA Outdoors, LLC. **Agent:** Timothy Onderko, PE of Langan

Administrative Site Plan Review

Proposed pedestrian and vehicular traffic patterns to be implemented in conjunction with events held seasonally at the Westville Music Bowl

1658-14A **135 CLINTON AVENUE**
MBLU: 159 0787 01400.
Owners/Applicant: Bryant Thomas. **Agent:** Ben Trachten

Administrative Site Plan Review

Construction of an additional two-family house on a lot currently occupied by a three-family house, and opt-in to the Inclusionary Zoning Ordinance in the RM-1 Zone.

VII. ADMINISTRATIVE ACTIONS

- 2025 Meeting Dates

VIII. MINUTES OF MEETINGS

Meeting:

- Special Meeting #1657, October 23, 2024

NOTE:

A *Special Meeting* of the City Plan Commission has been scheduled for:
Thursday, December 5, 2024 at 6:00 PM

Next Regular Meeting of the City Plan Commission:

Wednesday, December 18, 2024 at 6:00 PM (Submission deadline: November 21, 2024 by 12:00 PM)

NOTE:

The City Plan Commission agenda is available on the City website one week before the meeting date. Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting. Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting. Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 48 hours before the meeting time.

NOTE:

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

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requests by calling (203) 946-7833, or TTY(203)946-8582. Individuals who require language interpretation services, please email CPC@newhavenct.gov.

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

2. Or dial in by phone:

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VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>